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June 14, 2016

From: George S. Massengale
To: Zoning and Planning Committee
Date: June 16, 2016 at 9:00 A.M.
Re: Bill 27, CD1, Relating to Incentives for Accessory Dwelling Units Production

Testimony in Strong Support

Chair Anderson, Vice Chair Ozawa and members of the Zoning and Planning Committee. I am here today on behalf of Hawaii Habitat for Humanity Association and our two Habitat affiliates on Oahu, to support Bill 27, CD1, which proposes to amend the ordinance pertaining to certain fee exemption for accessory dwelling units.

Hawaii Habitat for Humanity Association was founded in 1996 and is a resource development and support organization that connects, strengthens, and accelerates the work of local Habitat for Humanity "affiliates" throughout Hawaii. Our model brings together volunteer labor and donations with low-income partner families who purchase homes through no-profit, no-interest mortgages.

This bill, if passed, would allow our Honolulu residents to become a part of the solution in addressing the need for more affordable housing on Oahu and specifically for low income households that live in overcrowded conditions. An Accessory Dwelling Unit may be an affordable solution to not only alleviate the overcrowding situation, but also a way to help elderly family members have an independent home on their family property.

Bill 27, CD1, addresses the issue of upfront permitting cost by exempting permitting fees. For low income families, the upfront costs for the permits can be a barrier to affordability, especially for those who partner with Habitat. Habitat builds homes with volunteer labor and sells the home to the family through a no-interest mortgage for the cost of construction materials, professional services and fees. For the ADUs that Habitat will build the permitting fees can be as much as 10% or more of the cost of the unit.

We see Bill 27, SD1 as a game changer that will promote sustainable development and increase Oahu's housing pool.

On behalf of the State Association (Hawaii Habitat) and our Oahu Habitat affiliates (Honolulu and Leeward), we ask you to move Bill 27, CD1 forward so that homeowners that do not have the financial resources to pay upfront for permitting fees can become part of the solution to our housing crisis.

Cordially,

George S. Massengale
Manager Community Outreach

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